

April 4, 2022

CPRM April 5, 2022

PL-41-21

Correspondence from WE HBA

Community Planning, Regulation & Mobility Committee**City of Burlington**426 Brant St
Burlington, ON
L7R 3Z6**West End Home Builder's Association Submission | Regional Official Plan Amendment 48 – Approach to Achieve Conformity (PL-41-22)**

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Burlington. The WE HBA represents approximately 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. In 2020, the residential construction industry employed over 25,300 people, paying \$1.7 billion in wages, and contributed over \$3 billion in investment value within Halton Region.

As the City moves forward with achieving conformity with Regional Official Plan Amendment 48 (ROPA 48), WE HBA has concerns that as proposed, any modifications to Burlington's Official Plan will not benefit from fulsome public and stakeholder consultation. While our association appreciates the City's intent to bring the Official Plan into conformity through the Ontario Lands Tribunal (OLT), we wish to identify that the OLT does not constitute a public process. As proposed, members of the public and landowners who have not participated in past appeals to Burlington's Official Plan will not have the opportunity to review and understand any proposed policy modifications before they are adopted and forwarded to the Tribunal to be considered through the hearing process related to the City's proposed new Official Plan. Furthermore, given it has been approximately two years since Burlington's Official Plan was adopted by Council, our industry has concerns that the landscape for those who may wish to participate in such a process would have changed.

It is important that all stakeholders in Burlington have the opportunity to participate in how the City modifies its Official Plan to achieve conformity with ROPA 48. As such, WE HBA wishes to ensure that as the City moves through the process of bringing Burlington's Official Plan into conformity with ROPA 48 the door remains open for necessary and appropriate public and stakeholder engagement and participation.

Regards,

A handwritten signature in black ink that reads 'Michelle Diplock'.Michelle Diplock, MPI
Manager of Planning & Government Relations
West End Home Builders' Association